RESIDENTIAL MOBILITY BEHAVIOUR OF HOUSEHOLDS IN DEVELOPING NATIONS: A CASE STUDY OF ILORIN, KWARA STATE, NIGERIA

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ABSTRACT

Residential mobility described as the mechanism through which households adjust their housing consumption pattern in line with available housing provision has various implications for sustainable development in developing countries including Nigeria. This is in view of the fact that frequent mobility has remarkable implication on neighbourhood stability. This study examined the reasons for residential mobility among households in Ilorin, Kwara State, Nigeria. Data used for this study were collected through systematic random sampling technique from 334 households with the aid of a well-structured questionnaire. Factor analysis was used to analyse the data. Findings of the study showed that 12 components account for ninety-eight percent of the reasons for residential mobility. The need for more space (9.04%), security (8.98%), new job opportunity (8.58%), constituted the most important factors. This study recommended a housing policy that will consider these parameters so as to sustain the relative peace usually enjoyed through neighbourhood stability.

Keywords: Residential Mobility, Households, Neighbourhood, Factor Analysis, Relocation

INTRODUCTION

Housing and the housing environment have been defined variously by different scholars as encompassing the entire residential environment, including the structural characteristics of the house occupied, as well as the internal and external facilities that contribute towards a living condition that is conducive. As such, residential land use constitutes the largest sector of the urban spatial structure since housing constitutes one of the most basic human needs (Gbakeji & Rilwani 2009). In developed economies such as the United Kingdom, governments have made housing a central element in its overall growth and sustainable development strategy. As a concept, sustainable development is described as the simple idea of ensuring a better quality of life for everyone, now and for generations to come (Power, 2002).

Residential mobility is the movement of the entire household from one residence to another within the same urban area. Patterns of household residential mobility and the personal dynamics that drive such mobility have always undergone changes (Rossi, 1955). Families change residence for all sorts of reasons. While it can be a reflection of improvement in family circumstances, residential mobility can also be a symptom of instability and insecurity. There is the need to understand the circumstances of the situation in Ilorin, Kwara State Capital in order to sustain the present peace enjoyed in the area. Besides, residential mobility may also disrupt some family routines and can be a source of stress to both parents and children (Murphey, Tawana Bandy & Moore, 2012; Coulton, Theodos & Turner, 2012). Furthermore, residential mobility reproduces spatio-temporal inequalities through diverse processes segregation, gentrification and intergenerational transmission of wealth (Coulter, van Ham & Findlay, 2013). Residential mobility is also related to poor social development across age groups. For instance, children experiencing residential instability demonstrate worse academic and social outcomes such as lower vocabulary skills, bad behaviours, increased high school drop-out rates, and lower adult educational attainment than their residentially-stable peers (Sandstrom & Huerta, 2013). Therefore, the effect of residential mobility on sustainable development cannot be over emphasised.

Many researchers as well as population experts, urban planners, geographers and urban policy makers have developed keen interest in the issue of residential mobility. It is particularly relevant now and deserves study because of the current security challenges which have impacted negatively on socioeconomic development in many parts of Nigeria. While so much is already known about residential mobility in advanced countries, it is important to note that new studies such as this offer a fresh view of the mobility process and also highlight aspects of mobility which are little known and merit further attention (Dieleman, 2001). While residential mobility can be appreciated in the context of community change initiatives, studies on residential mobility behaviour among households is very important in attempts to design policies that would address conditions that negatively affect families especially in poor neighbourhood prevalent in most developing countries (Coulton et.al, 2012).

Statement of the Problem

Ilorin, Capital of Kwara State, Nigeria has experienced a very high rate of population growth over time (Akogun & Ojo, 2013). The city has been experiencing a lot of housing project development which in many cases has led to the sale of hitherto government institutions' premises such as schools and Ministries for private residential buildings. This may therefore be seen as a direct consequence of increased demand for residential housing facilities which may also be linked to high rate of residential mobility among households in the city. In spite of the fact that household relocation decisions have influence on neighbourhood stability, the forms and pattern of urban space, the effective and efficient use of urban

infrastructures, household's financial budget and forecasting future land use patterns as well as travel demand, very little information is available about residential mobility behaviour of households at the disaggregated level in Ilorin. This however has the tendency to stress the infrastructural facilities available to the residents and also predispose the city to unnecessary chaos and instability.

Objectives of the Study

The aim of this study is to carry out an appraisal of residential mobility behavior of households in Ilorin. The specific objectives are to:

i. determine the frequency of residential relocations by households in Ilorin; and

ii. identify the factors responsible for residential mobility among households in Ilorin.

LITERATURE REVIEW

The term neighbourhood is a very significant concept in the study of residential mobility behaviour of individuals and households. Neighbourhoods usually have some particular physical or social characteristics that distinguish them from the rest of the settlements. Research in the United States however, suggests that neighbourhoods with high rates of residential turnover do experience more problems than stable neighbourhoods; fewer social ties among residents, increased incidence of crime and more disorders. These negative consequences probably arise because residents in unstable neighbourhood do not know one another much, are less likely to act in consonance, less frequently "police" the neighbourhood (controlling youngsters and watching strangers), and are less committed to the peace and security of neighbourhood.

In the same vein, Shaw and Mckays (1942) postulated the Social Disorganization theory which is of much importance in the understanding of residential mobility decisions. This theory pointed to residential mobility, racial and ethnic heterogeneity and economic disadvantage, as three features of a community that impact on its ability to regulate the behaviour of community members. They contended that crime rates can be explained by the structural characteristics of a community and that in socially disorganized communities, factors such as heterogeneity and mobility interfere with the community's ability to exert informal control over behaviour. In particular, the impact of economic disadvantage is indirect through ethnic heterogeneity and residential mobility, both of which hinder communication among community members and impede the development of social relationships likely to provide informal control mechanisms (Bursik, 1988; Samson & Grooves, 1989; Lee et al, 2003). It is important to note therefore that reducing residential mobility is one step towards building and sustaining a more stable neighbourhood (Robin, 2008). This fact further increased our interest in the study of residential mobility in the face of increasing instability in Nigeria.

Much as the above remains the conventional interpretation of research findings, it has been noted that the causality could be the reverse. That perhaps, problem-ridden neighbourhoods drive residents away. It is important also to understand that the people who suffer in high turnover neighbourhoods may not be those ones who leave, but the ones who stay put while people around them move in and out of the neighborhood (Ross, John & Karlyn, 2000). The desire to build a sustainable community which according to Power (2002) provides a healthy environment, prosperous economy and social wellbeing arising from a sense of security, neighbourliness, cohesion and integration of different social groups, based on respect for

different cultures, traditions and backgrounds may also be a major driver for household mobility. This therefore makes it imperative to align with the submission of Adewole & Olaniyan (2012) that there exist a significant relationship between the environment and sustainable development.

RESEARCH METHODOLOGY

Study Area

Ilorin comprises of three Local Government Areas (LGAs) namely, Ilorin West, Ilorin East and Ilorin South. These three LGAs constitute the study area for the present work (Figure 1).The location of Ilorin, Kwara State capital is on the intercept of Latitude 8^0 11' North and Longitude 4^0 30' East. With its unique location among others in the country, the city is referred to as the "gateway" between the Northern and Southern parts of Nigeria. Oyebanji (1994) described Ilorin as the socio-cultural, religious and political meeting point of Nigeria. Ilorin has an approximate land area of about 100sq km and it is situated about 300km north of Lagos, 160km from Ibadan and 500km from Abuja. The climate of Ilorin is humid, characterized by dry and wet seasons (Jimoh, 1997). However, evidence in literatures in recent times reveals that the present climatic condition of the area is tending towards aridity.
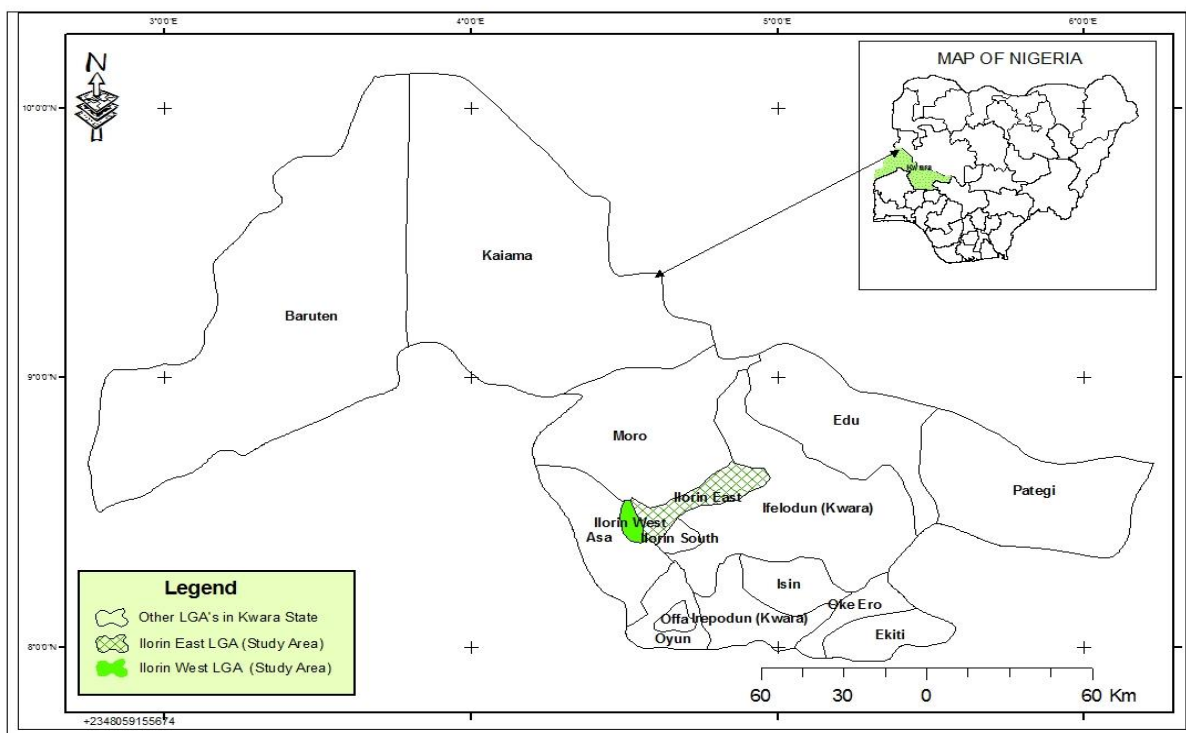
Figure 1. The Study Area

Source: Ministry of Lands and Housing, Kwara State.

The typical vegetation of the state is savannah woodland where heavy bushes and tall trees are mostly common. Crystalline rocks of pre-cambrian basement complex forms the major geological base of Ilorin (Kwara State Diary, 2003) while the relief is gently undulating. The first estimated population figure of Ilorin was puts at 36,343 in 1911, but recently and according to the National Population Commission, Ilorin has a population of 766,000 (NPC, 2006).

Method of Data Collection

Census data and figures would have been the most suitable means of gathering relevant information for the purpose of this research work, but in the absence of detailed chronologically set of census figures, an alternative was sought. The alternative research instrument employed was the questionnaire form. The forms were validated and the appropriate minimum sample size for this study was determined through a pilot survey.

The primary source of data included the information gathered through reconnaissance survey, field survey and administration of questionnaire to target respondents. Data on the various types of residential neighbourhoods in the city were gathered through field observation and by map analysis. Data on the socio-economic characteristics of the people and residential mobility behaviour were obtained directly through household questionnaire survey and interviews. Data from secondary sources were collected from the National Population Commission, Kwara State Ministry of Lands and Housing, online sources, journals, and documented texts, published and unpublished statistics and literature.

Sampling Technique and Method of Data Analysis

According to Oshungade (2013) random sampling would not only allow for detailed planning and execution of sample surveys, but also enable the parameters obtained with adequate sample size to represent the target population. Since it was virtually impossible to administer the questionnaire on every household in the study area, the systematic random sampling technique was employed for the purpose of this research. To do this, the entire study area was sub-divided into four categories as follows:

A.   High Income Earners Residential Area comprising Adewole Estate, Mandate Estate, GRA, Fate, Agba-Dam;

B.   Medium Income Earners Residential Area comprising Unity, Agbo-Oba, Post Office, Offa Garage, Harmony Estate;

C.   Low Income Earners Residential Area comprising Okelele, Ode Alfa – Nda, Pakata, Kulende Estate; and

D.   Combined (Mixed) Income Residential Area comprising Tanke, Oko-erin, Sabo-oke, Osere, Asa Dam.

The zones were classified into four as listed above in order to allow for meaningful comparisons and to permit easy aggregation of data. In line with Burton's (1970) recommendation of a sample of one in fifteen dwellings for an urban centre of comparable size as Ilorin, households used for this study were selected using the systematic random sampling procedure of one in every fifteen. The sampling was done on houses along main streets and lanes. Following Jimoh (1997) and Snedecor and Cochran (1967) formula, a total of 334 households were selected for this study. However, data from only 303 household heads were useful for analysis. Factor analysis was applied on data relating to investigations of factors that affect residential mobility behavior in Ilorin.

RESULTS AND DISCUSSION

Frequency of Households' Residential Relocation

High rate of households' residential mobility has serious implications for sustainable development. This is in view of the impacts of such movement on social cohesion and integration, neighbourliness and security and the educational attainment of children and adolescents.

This study revealed that ninety two (92) percent of the respondents, corresponding to two hundred and seventy eight (278) households confirmed having moved at least once in the last 25 years. Only about 8% of the respondents have never relocated within the years under consideration (1985-2011). Further examination of the results showed that among families that have relocated, 46% moved twice, 27% moved only once, while 15% relocated up to three times. It was also discovered that a smaller percentage (5%) moved up to four times in the twenty five year span (Table 1). Notwithstanding, relocation of up to three times is common among both the smaller and larger sized households and not peculiar to smaller sized families as usually reported in literature from developed nations (Golledge, 1978), while it was clearly shown that the majority of movers in Ilorin are renters rather than home owners as against the research findings in some developed countries where home owners form about half of the movers' population.

Factors Responsible for Residential Mobility

The findings observed that the majority (78.90%) of the respondents have moved only once or twice, this section assessed the factors responsible for the first and second moves among the residents in the study area. Findings from this study revealed that, the need for more space to accommodate the entire family was the most important reason for the first relocation among residents in Ilorin, it has a variance of 9.04% and Eigen value of 1.175 (Table 2). In other words, majority of those that had moved did so for the very first time to satisfy their need for more space to accommodate the entire household. The need for security closely followed the need for more space with a variance of 8.98%, (Eigen value 1.167) and then new job opportunity (variance of 8.58%, Eigen value 1.115). Persistent landlord's trouble, movement to personal house and relocation to family house were other factors responsible for residential mobility (Table 2). Indeed, when considering first time movers, 12 components explained 98.87% of the reasons for residential mobility in the study area (Table 2 and Table 3). Other variables that were found to trigger relocation of households are death of spouse, distance to children's school, inadequate infrastructural facilities, indebtedness and retirement.

In order to find the most significant reason for the second move by households in Ilorin, fifteen variables were initially loaded and were later reduced to 13 variables considered to be most important. The need for more space is the component that loaded highest and it represents the most significant reason for second relocation. Marriage was next in order of importance as a determinant of second relocation in Ilorin with a variance contribution of 8.26% and Eigen value of 1.15. The third factor of importance for second relocation is landlord's persistent troubles, with a variance contribution of 7.84% (Eigen Value 1.09). The issue of security ranked fourth as a factor in second relocations by households. Death of spouse and demolition of property though significant, are not very strong determinants of second relocation. All in all 98.79% of the residential mobility behavior of second relocations could be explained by 13 out of the fifteen variables that were loaded (Table 4 and Table 5). Some other factors include arrival of a new child and non-availability of basic infrastructural facilities among others. The factors responsible for the 3rd, 4th and the 5th moves were associated with the need for more space to accommodate the family, but other factors were lack of security in the present neighborhood and the distance of the children's school to the House (Table 4 and Table 5).

Table 1: Distribution of households according to the number of residential relocations

Number of relocation	Frequency	Percentage
None	24	7.92
Once	82	27.06
Twice	138	45.55
Thrice	48	15.84
Four times or more	11	3.63
Total	303	100.00

Source: Field Survey, 2012

Table 2: Reasons for the First Move by Respondents (Total Variance Explained)

Component	Extraction Sums of Squared Loadings			Rotation Sums of Squared Loadings		
	Total	% of Variance	Cumulative %	Total	% of Variance	Cumulative %
Need For More Space	1.465	11.266	11.266	1.175	9.04	9.04
Need For Security	1.112	8.551	19.816	1.167	8.98	18.02
New Job Opportunity	1.088	8.369	28.185	1.115	8.581	26.601
Landlord's Trouble	1.074	8.262	36.448	1.107	8.516	35.117
Move To Own House	1.041	8.009	44.457	1.099	8.455	43.571
Move Family House	1.024	7.878	52.335	1.066	8.2	51.771
Death Of Spouse	1.016	7.817	60.152	1.039	7.994	59.765
Distance to Children's Sch.	1.013	7.795	67.947	1.026	7.893	67.658
Inadequate Infrastructure	1.011	7.774	75.721	1.026	7.893	75.551
Others	1.004	7.723	83.444	1.019	7.842	83.393
Indebtedness	1.003	7.718	91.162	1.006	7.742	91.135
Retirement	1.003	7.715	98.877	1.006	7.742	98.877

Source: Data Analysis, 2012

Table 3: Reasons for the First Move by Respondents (Rotated Component Matrix (a)

	Component											
Reasons	1	2	3	4	5	6	7	8	9	10	11	12
Indebtedness	-0.008	-0.008	-0.008	-0.008	-0.008	-0.007	-0.005	-0.004	-0.004	-0.004	**0.999**	-0.002
Need for Security	-0.062	**0.981**	-0.06	-0.059	-0.054	-0.046	-0.037	-0.031	-0.031	-0.027	-0.016	-0.016
Landlord's Trouble	-0.046	-0.046	-0.046	**0.989**	-0.012	-0.035	-0.028	-0.023	-0.023	-0.02	-0.012	-0.012
Move to own house	-0.04	-0.04	-0.04	-0.011	**0.991**	-0.031	-0.025	-0.021	-0.021	-0.018	-0.011	-0.011
Move to Family house	-0.03	-0.03	-0.03	-0.03	-0.028	**0.993**	-0.019	-0.016	-0.016	-0.014	-0.008	-0.008
Need for more Space	**0.98**	-0.064	-0.063	-0.062	-0.057	-0.048	-0.038	-0.032	-0.032	-0.028	-0.016	-0.016
New Job opportunity	-0.048	-0.048	**0.987**	-0.048	-0.043	-0.037	-0.029	-0.024	-0.024	-0.021	-0.012	-0.012
Retirement	-0.008	-0.008	-0.008	-0.008	-0.008	-0.007	-0.005	-0.004	-0.004	-0.004	-0.002	**0.999**
Distance to children's school	-0.017	-0.017	-0.018	-0.018	-0.016	-0.014	-0.011	**0.997**	-0.009	-0.008	-0.005	-0.005
Marriage	-0.451	-0.439	-0.358	-0.342	-0.328	-0.265	-0.203	-0.165	-0.165	-0.142	-0.082	-0.082
Death of spouse	-0.021	-0.022	-0.022	-0.022	-0.02	-0.017	**0.996**	-0.012	-0.012	-0.01	-0.006	-0.006
Inadequate Infrastructure	-0.017	-0.017	-0.018	-0.018	-0.016	-0.014	-0.011	-0.009	**0.997**	-0.008	-0.005	-0.005
Others	-0.014	-0.014	-0.015	-0.015	-0.014	-0.012	-0.01	-0.008	-0.008	**0.998**	-0.004	-0.004
Eigenvalue	1.17	1.16	1.11	1.1	1.09	1.06	1.03	1.02	1.02	1.01	1	1
% of Variance	9.04	8.98	8.58	8.51	8.45	8.2	7.99	7.89	7.89	7.84	7.74	7.74
Cummulative %	9.04	18.02	26.6	35.11	43.57	51.77	59.76	67.65	75.55	83.39	91.13	98.87

Source: Data Analysis, 2012

Table 4: Reasons for the Second Move by the Respondents (Total Variance Explained)

Component	Extraction Sums of Squared Loadings			Rotation Sums of Squared Loadings		
	Total	% of Variance	Cumulative %	Total	% of Variance	Cumulative %
Need For More Space	1.241	8.864	8.864	1.222	8.728	8.728
Marriage	1.147	8.189	17.053	1.158	8.269	16.997
Landlord'sTrouble/Move To Own House	1.098	7.842	24.895	1.098	7.842	24.838
Need For Security	1.095	7.823	32.718	1.097	7.837	32.675
New Job Opportunity	1.085	7.752	40.47	1.086	7.761	40.436
Arrival of a New Child	1.049	7.496	47.965	1.046	7.472	47.908
Inadequate Infrastructure	1.039	7.422	55.388	1.042	7.445	55.353
Distance To Children's School	1.023	7.308	62.695	1.023	7.309	62.662
Others	1.016	7.256	69.952	1.016	7.254	69.917
Move Family House	1.013	7.238	77.19	1.016	7.254	77.171
Death Of Spouse	1.011	7.219	84.409	1.012	7.226	84.397
Indebtedness	1.007	7.196	91.604	1.008	7.199	91.596

Source: Data Analysis, 2012

Table 5: Reasons for the Second Move by Respondents   (Rotated Component Matrix (a)

Reasons							Components						
	1	2	3	4	5	6	7	8	9	10	11	12	13
Arrival of a New child	0.067	0.058	6.54E-12	0.046	-0.044	**0.988**	-0.031	-0.023	-0.019	-0.019	-0.016	-0.013	-0.013
Indebtedness	0.026	0.023	3.15E-12	0.018	-0.017	-0.013	-0.012	-0.009	-0.007	-0.007	-0.006	**0.998**	-0.005
Need for security	0.104	0.089	7.93E-12	**-0.974**	-0.068	-0.05	-0.048	-0.036	-0.029	-0.029	-0.025	-0.021	-0.021
Landlord's trouble	0.389	0.304	**0.741**	0.231	-0.216	-0.155	-0.149	-0.11	-0.089	-0.089	-0.077	-0.063	-0.063
Move to own house	0.389	0.304	**-0.741**	0.231	-0.216	-0.155	-0.149	-0.11	-0.089	-0.089	-0.077	-0.063	-0.063
Move to family house	0.038	0.033	4.18E-12	0.026	-0.025	-0.018	-0.017	-0.013	-0.011	**0.996**	-0.009	-0.008	-0.008
Need for more space	**-0.928**	0.175	9.66E-12	0.139	-0.131	-0.096	-0.092	-0.068	-0.056	-0.056	-0.049	-0.04	-0.04
New job opportunity	0.096	0.083	9.03E-12	0.066	**0.977**	-0.046	-0.044	-0.033	-0.027	-0.027	-0.024	-0.019	-0.019
Distance to Children's school	0.046	0.04	5.05E-12	0.032	-0.03	-0.022	-0.021	**0.994**	-0.013	-0.013	-0.011	-0.009	-0.009
Marriage	0.145	**-0.96**	9.66E-12	0.1	-0.094	-0.069	-0.066	-0.049	-0.041	-0.041	-0.035	-0.029	-0.029
Death of Spouse	0.033	0.028	3.78E-12	0.022	-0.021	-0.016	-0.015	-0.011	-0.009	-0.009	**0.997**	-0.007	-0.007
Demolition of Property	0.026	0.023	3.11E-12	0.018	-0.017	-0.013	-0.012	-0.009	-0.007	-0.007	-0.006	-0.005	**0.998**
Inadequate Infrastructure	0.064	0.055	6.79E-12	0.044	-0.042	-0.031	**0.989**	-0.022	-0.018	-0.018	-0.016	-0.013	-0.013
Others	0.038	0.033	4.30E-12	0.026	-0.025	-0.018	-0.017	-0.013	**0.996**	-0.011	-0.009	-0.008	-0.008
Eigenvalue	1.22	1.15	1.09	1.09	1.08	1.04	1.04	1.02	1.01	1.01	1.01	1	1
% of Variance	8.72	8.26	7.84	7.83	7.76	7.47	7.44	7.3	7.25	7.25	7.22	7.19	7.19
Cummulative %	8.72	16.99	24.83	32.67	40.43	47.9	55.35	62.66	69.91	77.17	84.39	91.59	98.79

Source: Data Analysis, 2012

CONCLUSION AND RECOMMENDATIONS

This paper examined the residential mobility behaviour of residents in Ilorin, Kwara State, Nigeria as an attempt to contribute to the emerging interest in improving the welfare of the people by government through housing provision on the one hand and accede to the needs of users on the other hand. Information from a questionnaire survey of 303 systematically selected household heads revealed that nearly 60% of household changed residence the first time as a result of the need for more space to accommodate their household. Even when the first move was not considered, the highest percentage of all the residents relocated for the 2nd, 3rd and 4th times due to a "need for more space". In other words, when households have not achieved satisfaction in terms of their space requirement, they experience higher rate of residential mobility than others. This has the tendency to impact negatively on the overall development of the affected families. While the educational attainment of the children in the affected homes might be retarded, the negative effects on the sustainable development of the entire community can only be imagined. It is therefore suggested that housing estate developers should consider space as the single most important factor that can discourage frequent movement of households in Ilorin and environment. This will in turn guarantee sustainable neighbourhood stability. It is particularly imperative here in the state that parades itself as the 'State of Harmony'. This recommendation is however against the present practice of balkanization of the old GRA by the present political class. This practice cannot be sustained. Rather than building new houses to disrupt the organised pattern of housing units in the GRA, because of the presence of good roads and other infrastructures concerted efforts should be made to establish new housing estates that will take cognizance of the housing needs and expectations of would be occupiers for sustainable spatial growth and development of the state capital and its environment. Indeed, for most developing countries.

Based on the findings of this study, it is recommended that:

- government should have a policy change towards promoting adequacy of space as one of the most important conditions for construction of housing estates;

- private developers should be encouraged to construct housing estates that take into absolute consideration the space requirement of would be users or occupiers;

- people should be educated and encouraged towards erecting buildings that are spacious, roomy and not cramped in any way; and

- professional planners and the planning authority must ensure that approval is not granted for building plans that do not strictly comply with the space requirements and standards for residential apartments.

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